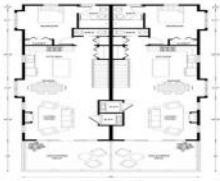


**239 40th  
Sea Isle City, NJ 08243**

**Asking \$1,650,000.00**



**COMMENTS**

Discover coastal luxury at its finest with this stunning new construction vacation home, designed to offer the perfect blend of elegance, comfort, and convenience. Boasting approximately 2,300 square feet of meticulously crafted living space in each unit, this residence features 6 spacious bedrooms and 5.5 beautifully appointed bathrooms, making it ideal for family getaways and hosting guests. Inside, the first level offers a large bedroom with an ensuite bath and direct access to the backyard, perfect for visiting guests. The second floor features four additional carpeted bedrooms, two with private bathrooms, one with access to covered private deck, plus a full hall bath and laundry closet. The third level opens up into a bright, spacious living area with high ceilings, seamlessly flowing from the gourmet kitchen with a center island & wetbar to the dining area and out the sliding doors to a covered deck—an entertainer's dream. This level also includes a fifth bedroom with a private bath, plus an additional half bath for convenience. Two-zone central air and gas heat ensure year-round comfort, while luxury details throughout exceed expectations. This home showcases the finest finishes, including Andersen windows and sliding doors that flood the space with natural light, a private elevator, premium Everlast siding, GE Profile Appliances, and engineered hardwood floors. Ample parking for three cars! The outdoor shower adds convenience for beach days, while the state-of-the-art sprinkler fire protection system offers peace of mind. Located just a short walk from the beach, bay, and the bustling promenade, you'll have easy access to Sea Isle's vibrant dining scene, including Mike's Seafood, Carmen's Seafood, and La Finestra. Nightlife options like The Ocean Drive and Shenanigans are nearby, as are JFK playground's pickleball & basketball courts, and boutique shopping. With the option to customize finishes, this is a rare opportunity to create your dream vacation home in one of Sea Isle's most desirable locations. Don't miss your chance to own a slice of coastal paradise! BOTH East and West units still available. Completion date expected for both units early December 2024.

**PROPERTY DETAILS**

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Kitchen Island	Garage	Living Room	Range
Elevator	Parking Pad	Dining Room	Oven
	3 Car	Kitchen	Self-Clean Oven
	Attached	Breakfast Nook	Microwave Oven
		Dining Area	Refrigerator
		Pantry	Washer
		Laundry/Utility Room	Dryer
			Dishwasher
			Disposal

# Berger Realty

• Since 1928 •



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)

Smoke/Fire Detector

Heating  
Gas Natural  
Forced Air  
Multi-Zoned

Cooling  
Central Air  
Gas  
Multi Zoned

HotWater  
Gas

Water  
City  
Public

Sewer  
City  
Public



Ask for Laryn Crisci  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [lrc@bergerrealty.com](mailto:lrc@bergerrealty.com)

